

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: STORM LAKE  
Local Government Number: 11G091

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STORM LAKE INDUSTRIAL PARK URBAN RENEWAL	11001	5
NORTH #1 BARGLOFF URBAN RENEWAL	11008	8
#3 LMI HOUSING URBAN RENEWAL	11009	1
#4 LMI HOUSING URBAN RENEWAL	11010	1

**TIF Debt Outstanding: 29,655,521**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI
	10,680	0
TIF Revenue:	721,130	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	19,460	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>740,590</b>	
Rebate Expenditures:	8,010	
Non-Rebate Expenditures:	435,930	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>443,940</b>	
TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:		Amount of 06-30-2016 Cash Balance Restricted for LMI
	307,330	0

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 28,904,251**

## Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL  
 UR Area Number: 11001  
 UR Area Creation Date: 09/1991

UR Area Purpose: The purpose of this urban renewal area is to eliminate blighting influences and to promote revitalization.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	11077	11078	6,804,809
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	11089	11090	10,854,303
STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	11091	11092	66,842
STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM	11116	11117	8,060
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM	11118	11119	0

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	174,960	2,814,180	16,242,540	10,061,660	0	-7,408	29,285,932	0	29,285,932
Taxable	78,210	1,568,445	14,618,286	9,055,494	0	-7,408	25,313,027	0	25,313,027
Homestead Credits									25

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **147,802** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 540,752  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 540,752**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 265,841  
 Returned to County Treasurer: 0  
**Total Expenditures: 265,841**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **422,713** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

# Projects For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

## Indoor Waterpark

Description:	Building of Indoor Waterpark - Part of Project AWAY SIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Outdoor Waterpark

Description:	Building of an Outdoor Waterpark - Part of Project AWAY SIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Family Playground

Description:	Building of a Family Playground near the beach and waterparks - Part of Project AWAY SIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Lighthouse

Description:	Building of a Lighthouse Observatory Tower on Storm Lake - Part of Project AWAY SIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Golf Course

Description:	Renovation of Existing Golf Course
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Campground/Cottages

Description:	Remodeling of Existing Sites and addition of 4 Cottages
Classification:	Recreational facilities (lake development, parks, ball fields, trails)

Physically Complete:	Yes
Payments Complete:	No

## Hotel

Description:	Building of a 100 Room Hotel with Full Service Restaurant and indoor/outdoor waterpark
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## McKenna Water Utilities

Description:	Extension of Water Service to McKenna Housing Subdivision - A newly Annexed area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## McKenna Sewer Utilities

Description:	Extension of Sewer to McKenna Housing Subdivision - A newly Annexed area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Schultz Property

Description:	Land for Commercial Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

## Meridian

Description:	Job creation
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

### \$2.5M GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,060,000
Interest:	962,637
Total:	3,022,637
Annual Appropriation?:	No
Date Incurred:	02/01/2010
FY of Last Payment:	2029

### \$680,000 Sewer Revenue Note

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	605,000
Interest:	263,237
Total:	868,237
Annual Appropriation?:	No
Date Incurred:	08/01/2011
FY of Last Payment:	2031

### 2.94M GO Bond Series

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,355,000
Interest:	1,734,022
Total:	3,089,022
Annual Appropriation?:	No
Date Incurred:	12/01/2007
FY of Last Payment:	2027

### \$200,000 Water Revenue Note

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	185,000
Interest:	82,530
Total:	267,530
Annual Appropriation?:	No
Date Incurred:	08/01/2011
FY of Last Payment:	2031

### Legal services

Debt/Obligation Type:	Other Debt
Principal:	6,113
Interest:	0
Total:	6,113
Annual Appropriation?:	No

Date Incurred:	06/06/2016
FY of Last Payment:	2015

### **3.825M GO Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,525,426
Interest:	271,194
Total:	2,796,620
Annual Appropriation?:	No
Date Incurred:	02/01/2012
FY of Last Payment:	2025

### **6.89M GO Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,890,000
Interest:	3,030,812
Total:	9,920,812
Annual Appropriation?:	No
Date Incurred:	05/20/2015
FY of Last Payment:	2035

### **3.545M GO Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,545,000
Interest:	830,167
Total:	4,375,167
Annual Appropriation?:	Yes
Date Incurred:	06/05/2015
FY of Last Payment:	2026

### **Condo Site Property Taxes**

Debt/Obligation Type:	Other Debt
Principal:	11,120
Interest:	0
Total:	11,120
Annual Appropriation?:	No
Date Incurred:	08/18/2014
FY of Last Payment:	2016

### **Hotel-TIF Portion of Property Taxes**

Debt/Obligation Type:	Other Debt
Principal:	185,058
Interest:	0
Total:	185,058
Annual Appropriation?:	No
Date Incurred:	07/01/2008
FY of Last Payment:	2025

## Non-Rebates For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	149,041
Tied To Debt:	3.545M GO Bond
Tied To Project:	Outdoor Waterpark

TIF Expenditure Amount:	6,113
Tied To Debt:	Legal services
Tied To Project:	Schultz Property

TIF Expenditure Amount:	18,900
Tied To Debt:	\$200,000 Water Revenue Note
Tied To Project:	McKenna Water Utilities

TIF Expenditure Amount:	56,775
Tied To Debt:	\$680,000 Sewer Revenue Note
Tied To Project:	McKenna Sewer Utilities

TIF Expenditure Amount:	23,892
Tied To Debt:	2.94M GO Bond Series
Tied To Project:	Hotel

TIF Expenditure Amount:	11,120
Tied To Debt:	Condo Site Property Taxes
Tied To Project:	Schultz Property

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016



### TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM  
 TIF Taxing District Inc. Number: 11078  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	07/2010
Economic Development	10/1991

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,378,690	5,594,830	0	0	8,973,520	0	8,973,520
Taxable	0	0	3,040,821	5,035,347	0	0	8,076,168	0	8,076,168
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,168,711	6,804,809	6,804,809	0	0

FY 2016 TIF Revenue Received: 207,745

### TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM  
 TIF Taxing District Inc. Number: 11090  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	07/2010
Economic Development	07/2010

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,814,180	12,863,850	4,466,830	0	-7,408	20,137,452	0	20,137,452
Taxable	0	1,568,445	11,577,465	4,020,147	0	-7,408	17,158,649	0	17,158,649
Homestead Credits									25

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	9,289,752	10,855,108	10,854,303	805	26

FY 2016 TIF Revenue Received: 331,373

### TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM
TIF Taxing District Inc. Number:	11092
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	07/2010
Economic Development	07/2010

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	149,530	0	0	0	0	0	149,530	0	149,530
Taxable	66,842	0	0	0	0	0	66,842	0	66,842
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	47,070	66,842	66,842	0	0

FY 2016 TIF Revenue Received: 1,458

### TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM
TIF Taxing District Inc. Number:	11117
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,430	0	0	0	0	0	25,430	0	25,430
Taxable	11,368	0	0	0	0	0	11,368	0	11,368
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	17,370	8,060	8,060	0	0

FY 2016 TIF Revenue Received: 176

## TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM
TIF Taxing District Inc. Number:	11119
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	440,690	0	0	0	0

FY 2016 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL  
 UR Area Number: 11008  
 UR Area Creation Date: 08/2010

UR Area Purpose: The purpose of this Urban Renewal Area is to stimulate private investment in new commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	11101	11102	3,511,044
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	11104	11105	6,817
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	11108	11109	259,860
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 4 INCREM	11110	11111	168,565
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 5 INCREM	11112	11113	221,263
STORM LAKE CITY AG/STORM LAKE SCH/NORTH #1 BARGLOFF 6 INCREM	11114	11115	9,280
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREMENT	11124	11125	890,090
STORM LAKE CITY AG/STORM LAKE SCH/#3 LMI HOUSING #2 AG INCREMENT	11130	11131	12,941

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,240	411,440	7,945,925	3,744,480	0	0	12,160,085	0	12,160,085
Taxable	26,030	229,311	7,151,333	3,370,032	0	0	10,776,706	0	10,776,706
Homestead Credits									2

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** -74,097 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 156,067  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 17,430  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 173,497**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 102,574  
 Returned to County Treasurer: 0  
**Total Expenditures: 102,574**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** -3,174 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For NORTH #1 BARGLOFF URBAN RENEWAL

### Harvest International Development

Description:	Construction of a New Manufacturing and Office Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Pizza Ranch

Description:	Water Lines and Legal Fees for TIF and Development Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Dollar Tree

Description:	Construction of New Retail Strip Mall
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For NORTH #1 BARGLOFF URBAN RENEWAL

### \$2.7M GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,700,000
Interest:	1,227,880
Total:	3,927,880
Annual Appropriation?:	Yes
Date Incurred:	07/01/2011
FY of Last Payment:	2031

### Harvest International Rebate

Debt/Obligation Type:	Rebates
Principal:	154,506
Interest:	0
Total:	154,506
Annual Appropriation?:	Yes
Date Incurred:	09/20/2010
FY of Last Payment:	2020

### Pizza Ranch Development

Debt/Obligation Type:	Rebates
Principal:	52,080
Interest:	0
Total:	52,080
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2019

### Legal Services

Debt/Obligation Type:	Other Debt
Principal:	2,744
Interest:	0
Total:	2,744
Annual Appropriation?:	No
Date Incurred:	05/16/2016
FY of Last Payment:	2017

### Dollar Tree Rebate

Debt/Obligation Type:	Rebates
Principal:	225,000
Interest:	0
Total:	225,000
Annual Appropriation?:	No
Date Incurred:	05/16/2016
FY of Last Payment:	2028

## Non-Rebates For NORTH #1 BARGLOFF URBAN RENEWAL

TIF Expenditure Amount:	99,830
Tied To Debt:	\$2.7M GO Bond
Tied To Project:	Harvest International Development

TIF Expenditure Amount:	2,744
Tied To Debt:	Legal Services
Tied To Project:	Dollar Tree

## **Rebates For NORTH #1 BARGLOFF URBAN RENEWAL**

### **401 W. 20th Street**

TIF Expenditure Amount:	0
Rebate Paid To:	Harvest International
Tied To Debt:	Harvest International Rebate
Tied To Project:	Harvest International Development
Projected Final FY of Rebate:	2020

### **1509 Richland Ave**

TIF Expenditure Amount:	0
Rebate Paid To:	Pizza Ranch
Tied To Debt:	Pizza Ranch Development
Tied To Project:	Pizza Ranch
Projected Final FY of Rebate:	2019



## Jobs For NORTH #1 BARGLOFF URBAN RENEWAL

Company Name:	Harvest International
Date Agreement Began:	09/20/2010
Date Agreement Ends:	06/30/2019
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	218,000

Project:	Pizza Ranch
Company Name:	Pizza Ranch
Date Agreement Began:	04/07/2014
Date Agreement Ends:	06/01/2019
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,700,000
Total Estimated Cost of Public Infrastructure:	46,200

Project:	Dollar Tree
Company Name:	Storm Lake Development Group
Date Agreement Began:	05/16/2016
Date Agreement Ends:	10/01/2028
Number of Jobs Created or Retained:	27
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,700,000
Total Estimated Cost of Public Infrastructure:	0

## TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM  
 TIF Taxing District Inc. Number: 11102  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2010

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,481,320	2,419,840	0	0	3,901,160	0	3,901,160
Taxable	0	0	1,333,188	2,177,856	0	0	3,511,044	0	3,511,044
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	34,720	3,511,044	3,511,044	0	0

FY 2016 TIF Revenue Received: 108,004

## TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM  
 TIF Taxing District Inc. Number: 11105  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	25,200	0	0	0	0	25,200	0	25,200
Taxable	0	14,045	0	0	0	0	14,045	0	14,045
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	18,383	6,817	6,817	0	0

FY 2016 TIF Revenue Received: 209

## TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM  
 TIF Taxing District Inc. Number: 11109

TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	343,680	0	0	0	343,680	0	343,680
Taxable	0	0	309,312	0	0	0	309,312	0	309,312
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	83,820	259,860	259,860	0	0

FY 2016 TIF Revenue Received: 7,993

## TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 4 INCREM  
 TIF Taxing District Inc. Number: 11111

TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	386,240	4,340,615	1,324,640	0	0	6,051,495	0	6,051,495
Taxable	0	215,266	3,906,554	1,192,176	0	0	5,313,996	0	5,313,996
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,882,930	168,565	168,565	0	0

FY 2016 TIF Revenue Received: 5,185

### TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 5 INCREM  
 TIF Taxing District Inc. Number: 11113

TIF Taxing District Base Year:	2012	UR Designation	
FY TIF Revenue First Received:	2014	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	709,820	0	0	0	709,820	0	709,820
Taxable	0	0	638,838	0	0	0	638,838	0	638,838
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	488,557	221,263	221,263	0	0

FY 2016 TIF Revenue Received: 6,807

### TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)  
 TIF Taxing District Name: STORM LAKE CITY AG/STORM LAKE SCH/NORTH #1 BARGLOFF 6 INCREM  
 TIF Taxing District Inc. Number: 11115

TIF Taxing District Base Year:	2012	UR Designation	
FY TIF Revenue First Received:	2014	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,280	0	0	0	0	0	29,280	0	29,280
Taxable	13,089	0	0	0	0	0	13,089	0	13,089
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	20,000	9,280	9,280	0	0

FY 2016 TIF Revenue Received: 204

## TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	NORTH #1 BARGLOFF URBAN RENEWAL (11008)
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREMENT
TIF Taxing District Inc. Number:	11125
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,070,490	0	0	0	1,070,490	0	1,070,490
Taxable	0	0	963,441	0	0	0	963,441	0	963,441
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	180,400	890,090	890,090	0	0

FY 2016 TIF Revenue Received: 27,380

## TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	NORTH #1 BARGLOFF URBAN RENEWAL (11008)
TIF Taxing District Name:	STORM LAKE CITY AG/STORM LAKE SCH/#3 LMI HOUSING #2 AG INCREMENT
TIF Taxing District Inc. Number:	11131
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	28,960	0	0	0	0	0	28,960	0	28,960
Taxable	12,941	0	0	0	0	0	12,941	0	12,941
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	13,259	12,941	12,941	0	0

FY 2016 TIF Revenue Received: 285

# ▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: #3 LMI HOUSING URBAN RENEWAL  
 UR Area Number: 11009

UR Area Creation Date: 07/2013

UR Area Purpose: Renewal activities are designed to provide opportunities, incentives, and sites for new LMI residential development within the Area.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/#3 LMI HOUSING INCREM	11120	11121	482,004

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	535,560	0	0	0	535,560	0	535,560
Taxable	0	0	482,004	0	0	0	482,004	0	482,004
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

**-24,000**

**0**

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 24,311  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 2,030  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 26,341**

Rebate Expenditures: 8,010  
 Non-Rebate Expenditures: 2,596  
 Returned to County Treasurer: 0  
**Total Expenditures: 10,606**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

**-8,265**

**0**

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For #3 LMI HOUSING URBAN RENEWAL

### The Reserves

Description:	#3 LMI Housing
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For #3 LMI HOUSING URBAN RENEWAL

### Housing Rebate

Debt/Obligation Type:	Rebates
Principal:	272,780
Interest:	0
Total:	272,780
Annual Appropriation?:	No
Date Incurred:	01/01/2015
FY of Last Payment:	2031

### Legal Services

Debt/Obligation Type:	Other Debt
Principal:	2,596
Interest:	0
Total:	2,596
Annual Appropriation?:	No
Date Incurred:	05/03/2016
FY of Last Payment:	2017



## Non-Rebates For #3 LMI HOUSING URBAN RENEWAL

TIF Expenditure Amount:	2,596
Tied To Debt:	Legal Services
Tied To Project:	The Reserves

## Rebates For #3 LMI HOUSING URBAN RENEWAL

### The Reserves

TIF Expenditure Amount:	8,010
Rebate Paid To:	Storm Lake Area Development
Tied To Debt:	Housing Rebate
Tied To Project:	The Reserves
Projected Final FY of Rebate:	2031

## TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: #3 LMI HOUSING URBAN RENEWAL (11009)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/#3 LMI HOUSING INCREM  
 TIF Taxing District Inc. Number: 11121

TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	535,560	0	0	0	535,560	0	535,560
Taxable	0	0	482,004	0	0	0	482,004	0	482,004
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	9,920	482,004	482,004	0	0

FY 2016 TIF Revenue Received: 24,311

## Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: #4 LMI HOUSING URBAN RENEWAL  
 UR Area Number: 11010

UR Area Creation Date: 07/2013

UR Area Purpose: Renewal activities are designed to provide opportunities, incentives, and sites for new LMI residential development within the Area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/#4 LMI HOUSING INCREM	11122	11123	262,053

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	291,170	0	0	0	291,170	0	291,170
Taxable	0	0	262,053	0	0	0	262,053	0	262,053
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** -39,025      0      **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 64,919  
 Returned to County Treasurer: 0  
**Total Expenditures: 64,919**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** -103,944      0      **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For #4 LMI HOUSING URBAN RENEWAL

### 10th Street Townhomes

Description:	#4 LMI Housing
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For #4 LMI HOUSING URBAN RENEWAL

### Rebate

Debt/Obligation Type:	Rebates
Principal:	410,700
Interest:	0
Total:	410,700
Annual Appropriation?:	Yes
Date Incurred:	01/01/2015
FY of Last Payment:	2031

### LMI Unit Incentive

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	63,000
Interest:	0
Total:	63,000
Annual Appropriation?:	No
Date Incurred:	12/21/2015
FY of Last Payment:	2016

### Legal Services

Debt/Obligation Type:	Other Debt
Principal:	1,919
Interest:	0
Total:	1,919
Annual Appropriation?:	No
Date Incurred:	11/28/2015
FY of Last Payment:	2016

## Non-Rebates For #4 LMI HOUSING URBAN RENEWAL

TIF Expenditure Amount:	63,000
Tied To Debt:	LMI Unit Incentive
Tied To Project:	10th Street Townhomes

TIF Expenditure Amount:	1,919
Tied To Debt:	Legal Services
Tied To Project:	10th Street Townhomes

## TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: #4 LMI HOUSING URBAN RENEWAL (11010)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/#4 LMI HOUSING INCREM  
 TIF Taxing District Inc. Number: 11123  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	291,170	0	0	0	291,170	0	291,170
Taxable	0	0	262,053	0	0	0	262,053	0	262,053
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	9,590	262,053	262,053	0	0

FY 2016 TIF Revenue Received: 0